

CITY OF ALBUQUERQUE

SIXTEENTH COUNCIL

COUNCIL BILL NO. FS-R-04-188 ENACTMENT NO. _____

SPONSORED BY: Miguel Gomez

1 RESOLUTION

2 AMENDING F/S R-04-56, ENACTMENT 66-2004; PROVIDING FOR AN
3 APPROPRIATION TO THE WEST CENTRAL METROPOLITAN REDEVELOPMENT
4 PROJECT; CALLING FOR THE ESTABLISHMENT OF A WEST CENTRAL
5 COMMUNITY DEVELOPMENT CORPORATION (WCCDC); ESTABLISHING
6 REQUIREMENTS FOR TRAINING AND THE ESTABLISHMENT OF OPERATING
7 AND FINACIAL PROCEDURES BY THE WCCDC; AND CREATING AND FUNDING
8 A COMMUNITY BASED ECONOMIC DEVELOPMENT TRAINING PROGRAM AND A
9 NEIGHBORHOOD ECONOMIC DEVELOPMENT ORGANIZATIONAL SUPPORT
10 PROGRAM WITHIN THE METROPOLITAN REDEVELOPMENT FUND.

11 WHEREAS, F/S R-04-56, Enactment 66-2004, set aside Two Hundred
12 Thousand Dollars (\$200,000), received from the Phillips Semiconductor IRB
13 Settlement, in a General Fund Reserve for Community and Local Economic
14 Development projects; and

15 WHEREAS, it is appropriate for a West Central Community Development
16 Corporation to be established by a significant proportion of neighborhood and
17 merchants associations abutting the West Central Metropolitan Redevelopment
18 Area; and

19 WHEREAS, the City should provide funding, opportunities for local
20 economic development training, and establish organizational requirements for
21 the West Central Community Development Corporation as elements of the
22 partnership between the City and the community.

23 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY
24 OF ALBUQUERQUE THAT:

1 **SECTION 1. Two Hundred Thousand Dollars (\$200,000) from the General**
2 **Fund Reserve to address Community and Local Economic Development projects**
3 **are appropriated to the Transfer to the Metropolitan Redevelopment Fund (275) in**
4 **the General Fund (110).**

5 **SECTION 2. Two Hundred Thousand Dollars (\$200,000) are appropriated to**
6 **the West Central Metropolitan Redevelopment Project in the Metropolitan**
7 **Redevelopment Fund (275) under the Metropolitan Redevelopment Agency to**
8 **support the formation and activities of the West Central Community Development**
9 **Corporation to redevelop within the West Central Metropolitan Redevelopment**
10 **Area under the conditions of this legislation.**

11 **SECTION 3. The West Central Community Development Corporation,**
12 **hereafter known as WCCDC, shall be established from the membership of the**
13 **Southwest Alliance of Neighborhoods, which associations include areas within**
14 **the Metropolitan Redevelopment Area. These associations include, but are not**
15 **limited to, the groups identified in Attachment A. At least 80% of the membership**
16 **of the groups identified in Attachment A shall participate as Board members of**
17 **the WCCDC.**

18 **SECTION 4. Funding set forth in Section 2 and other appropriations from**
19 **the City for the purposes of the West Central Metropolitan Redevelopment Area,**
20 **shall be distributed to the WCCDC in the following manner, as specified in**
21 **Attachment B.**

22 **A. Initial funding, referred to as Phase 1 shall assist the formation**
23 **of the WCCDC. The work tasks supported in Phase 1 include the following:**

- 24 **1. Draft and adopt bylaws including a set of operating**
25 **procedures;**
- 26 **2. Adopt a system of financial record keeping and reporting;**
- 27 **3. Elect officers;**
- 28 **4. Incorporate the Community Development Corporation and**
29 **obtain non-profit IRS status;**
- 30 **5. Secure a fiscal / financial agent prior to the WCCDC being**
31 **able to fully carry out these functions;**

32 **Funding shall be provided for part-time staffing, consultant assistance, and**
33 **office expenses in order to undertake these tasks.**

1 **B. Either consecutive with or after completion of the tasks**
2 **identified in Section 4.A, Phase 2 activities involve contracting with the Enterprise**
3 **Foundation for an assessment of WCCDC's strengths and weaknesses,**
4 **identifying resources for the West Central redevelopment effort, defining**
5 **strategic goals and objectives, financial management training, human resource**
6 **training, and training of critical path techniques for developing solutions to**
7 **community problems. In addition, the WCCDC's Board members and staff should**
8 **participate in the training provided through the Community Based Economic**
9 **Development Training Program specified in Section 6.**

10 **C. Following completion of these steps, the WCCDC shall begin**
11 **full-scale operations in Phase 3, as the primary community development**
12 **organization for implementing redevelopment activities in the West Central MRA**
13 **appropriate for a community based non-profit. The follow terms of activity are**
14 **specified for this stage of work:**

- 15 1. **An Executive Director / Community Development**
16 **Specialist and an Administrative Assistant shall be hired;**
- 17 2. **The WCCDC shall exhibit organizational, financial and**
18 **project development capacities prescribed by the City to successfully develop**
19 **projects within the West Central Metropolitan Redevelopment Area;**
- 20 3. **The WCCDC will sponsor or directly develop appropriate**
21 **projects in the West Central MRA;**
- 22 4. **Projects that WCCDC wishes to initiate will be evaluated**
23 **to determine the following: meets the objectives and standards in the West**
24 **Central MRA, enhances the health, welfare, safety, and quality of life for all**
25 **residents of the West Central Area, includes living wage jobs, environmentally**
26 **sensitive, and fiscally sound. A report evaluating each project in relation to these**
27 **standards must be provided by the WCCDC staff to the Board prior to their vote**
28 **to support the project;**
- 29 5. **The WCCDC will provide the City Metropolitan**
30 **Redevelopment Agency with project updates on a bi-annual basis;**
- 31 6. **WCCDC Board will be asked to obtain additional**
32 **approvals for substantial changes as the redevelopment projects move forward;**

1 7. A WCCDC annual work plan related to the West Central
2 MRA, as approved by the Board, will be submitted to the City Metropolitan
3 Redevelopment Agency.

4 SECTION 5. The WCCDC bylaws shall include a provision that the CDC
5 can be dissolved by a vote of 80% of the members of the Board.

6 SECTION 6. Four hundred and fifty thousand dollars (\$450,000) are
7 appropriated from the General Fund (110) Reserve for Community and Local
8 Economic Development to the Metropolitan Redevelopment Fund (Fund 275) to
9 establish a three-year Community Based Economic Development Training
10 Program under the City Council Services Department. These funds will be used
11 to secure the services of a community / neighborhood economic development
12 training support organization through a Request for Proposal process. This
13 Program will be jointly managed by the Metropolitan Redevelopment Agency in
14 the Planning Department and City Council Services.

15 SECTION 7. Two hundred and fifty thousand dollars (\$250,000) are
16 appropriated from the General Fund (110) Reserve for Community and Local
17 Economic Development to the Metropolitan Redevelopment Fund (Fund 275) to
18 provide two year staff support for 5 neighborhood organizations or Community
19 Development Corporations who have received training through the Community
20 Based Economic Development Training Program. Each organization selected will
21 be eligible for an annual grant of \$25,000. A Neighborhood Economic
22 Development Organizational Support Program is established within the
23 Metropolitan Redevelopment Fund under the City Council Services Department
24 for this purpose. The Program will be jointly managed by the Metropolitan
25 Redevelopment Agency in the Planning Department and City Council Services.

**NEIGHBORHOOD & MERCHANT ASSOCIATIONS ELIGIBLE
FOR MEMBERSHIP IN THE
WEST CENTRAL COMMUNITY DEVELOPMENT GROUP**

1. Alamosa Neighborhood Association.
2. Avalon Neighborhood Association.
3. Crest View Bluff Residents Association
4. Los Altos Civic Residents Association.
5. Los Volcanes Residents Association.
6. Pat Hurly Residents Association
7. Riverview Heights Association
8. Skyview West Residents Association.
9. Sun Rise Homeowners Residents Association
10. Vecinos Del Bosque Residents Association.
11. Vista Magnifica Association
12. Westgate Heights Residents Association
13. Westgate Heights Residents Association/Valle Del Canto
14. Westgate Heights Residents Association/Vista Sandia Homeowners Association.
15. West Central Merchants Association
16. West Mesa Neighborhood Association

FSR-04-188 Attachment B.

In addition to the training that will be provided by Enterprise, the following budget shows how the \$200,000 dollars will be expended by the City to support redevelopment in the West Central MRA:

Budget Details

Phase 1 (6 months)

| | |
|---|-----------------|
| Project Coordinator (50% FTE, 6 months) | \$10,000 |
| Benefits @20% | \$ 2,000 |
| Office, supplies, phone, etc. (\$500 per month) | \$ 3,000 |
| Consulting (Training, Legal, Accounting) | <u>\$15,000</u> |
| Total Phase 1 | \$30,000 |

Phase 2 (3 months)

| | |
|---|-----------------|
| Project Coordinator (50% FTE, 3 months) | \$ 5,000 |
| Benefits @20% | \$ 1,000 |
| Office, supplies, phone, etc. (\$500 per month) | \$ 1,500 |
| Consulting (Training, Legal, Accounting) | <u>\$ 5,000</u> |
| Total Phase 2 | \$12,000 |

Phase 3 (12 months)

| | |
|---|-----------------|
| Executive Director / Community Development Specialist | \$40,000 |
| Administrative Assistant | \$25,000 |
| Benefits @20% | \$13,000 |
| Office, supplies, phone, etc. (\$1,000 per month) | \$12,000 |
| Consulting (Training, Legal, Accounting) | <u>\$ 5,000</u> |
| Total Phase 3 | \$95,000 |

Neighborhood Initiative / Project Initiatives

| | |
|---|-----------------|
| Mini Grants to individual neighborhood associations for neighborhood redevelopment initiatives and newsletters. | \$10,000 |
| Redevelopment Project Costs | <u>\$53,000</u> |
| Subtotal | \$63,000 |

Total Budget (1 yr., 9 mos.): \$200,000